

**MINUTES
OF THE SOUTH OGDEN CITY
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING
Held Tuesday, December 3, 2013 in the Council Chambers of City Hall**

BOARD MEMBERS PRESENT

Chairman Pro Tem Wayne Smith, Board Members Brent Strate, Russell Porter, Sallee Orr and Bryan Benard

BOARD MEMBERS EXCUSED

Chairman James F. Minster

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, City Engineer Brad Jensen, Good Landlord Program Coordinator Ben Robbins and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce

(Motion from city council meeting to enter CDRA Board Meeting):

Council Member Porter moved to enter into a CDRA Board meeting, followed by a second from Council Member Benard. Council Members Porter, Strate, Benard, Orr and Smith all voted aye.

I. CALL TO ORDER

Chairman Pro Tem Wayne Smith called the CDRA Board Meeting to order at 6:06 p.m. and moved to the first item on the agenda.

II. CONSENT AGENDA

A. Approval of June 18, 2013 CDRA Minutes

Chairman Pro Tem Smith asked if there were any questions concerning the minutes. There was no discussion on the minutes, so a call for a motion was made.

Board Member Orr moved to approve the consent agenda, with a second from Board Member Porter. Board Members Smith, Orr, Porter, Benard and Strate all voted aye.

The consent agenda was approved.

III. DISCUSSION/ACTION ITEMS

A. Discussion on Grant/Loan From Hinckley Commons Project Area Housing Fund

City Manager Matt Dixon gave the board members a copy (see Attachment A) of a previously adopted Redevelopment Agency Housing Loan Program, passed in 2007. Mr. Dixon explained this discussion had been triggered by a request from an owner of an apartment complex in the city who had recently made some improvements on their property. They hoped to do more improvements and had contacted the city to see if funds were available to help with the projects. Mr. Dixon explained that as part of some of the CDRA project areas, there was a housing component that took 20% of the tax increment and set it aside for housing related projects. The Redevelopment Agency Housing Loan Program specified how and for what the money set aside could be used for. It also specified that the money could only be used on housing north of 4400 South. City Manager Dixon told the board they could amend the Loan Program in any way they felt was appropriate; for example, they could make it city wide instead of the current specified area or make grants as well as loans available. Mr. Dixon also pointed out there were several project areas that were coming to a close in the coming year. These project areas would have some funds left over that the board needed to decide how to use. These funds did not have to be used for housing, but could be if the board deemed it appropriate. The money could also be used for improvements in the project areas they came from.

Chairman Pro Tem Smith asked if any of the money could be used for buying or developing housing in conjunction with the widening of 40th Street. Mr. Dixon said the funds were meant to be used for low to moderate income housing, so if the properties qualified, it could be used.

Board Member Porter said he would be in favor of removing the stipulation of the money only being used for properties north of 4400 South and making it available city wide. He also proposed that the money be available for grants as well as for loans, and suggested that some of the left over money from other project areas be used.

Board Member Benard felt the requirement of owner occupied properties being eligible for the grant or loan should be broadened to properties that were not owner occupied. He suggested guidelines be developed to set caps on the grants/loans depending on the type of housing. He also suggested that the money only be available to make noticeable improvements to the exterior portions of a property, to approve the appearance and aesthetics of the city.

The board directed staff to make changes to the Loan Program according to their discussion and present it for ratification.

There was no more discussion so Chairman Pro Tem Smith called for a motion to adjourn the CDRA Board Meeting and reconvene as the South Ogden City Council.

IV. ADJOURN

Board Member Porter moved to close the CDRA Meeting and resume as the South Ogden City Council, with a second form Board Member Orr. In a voice vote, Board Members Strate, Smith, Orr, Benard and Porter all voted aye.

The CDRA Board meeting was adjourned at 6:30 p.m.

I hereby certify that the forgoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, December 3, 2013.


Leesa Kapetanov, Board Secretary

Date approved by the CDRA Board _____ January 7, 2014 _____

Attachment A
Housing Loan Plan

REDEVELOPMENT AGENCY
Of
South Ogden City

HOUSING LOAN PROGRAMS
REHABILITATION AND
TARGETED AREA

1. The **HOUSING** to be rehabilitated must be an owner occupied residence located North of 4400 S. and within the city limits of South Ogden City.
2. Annual household **INCOME** must not exceed 80% of the median annual income of the county, as verified by the borrower's federal income tax return. *(Please refer to the attached 'Household Income Guidelines'.)* The borrower must also meet minimum underwriting criteria.
3. Rehabilitation **WORK** must qualify as to type and quality. *(Please refer to the attached 'Rehabilitation Standards and Property Improvements'.)*
4. **MAXIMUM LOAN** amount is \$10,000 Loan rate and repayment term are dependent upon qualifying household income. *(Please refer to the attached 'Lending Parameters and Criteria'.)*

For additional information, or to confirm your eligibility to apply for a rehabilitation loan, visit or telephone (Monday - Friday 8:00 a.m. - 5:00 p.m.)

In Person: RDA Housing-Scott Darrington
South Ogden City
3950 S. Adams Ave.
South Ogden, UT 84405

By Telephone: City Manager-Scott Darrington
(801) 622-2702

4848-8916-6081RE159-003

Household Income Guidelines *

# of Persons in Household	1	2	3	4	5	6	7	8
Median Income	\$42,800	\$48,900	\$55,000	\$61,100	\$66,000	\$70,900	\$75,800	\$80,700
Low Income (80% of Median)	\$34,200	\$39,100	\$44,000	\$48,900	\$52,800	\$56,700	\$60,600	\$64,500
Very Low Income (50% of Median)	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
	(70% of Base)	(80% of Base)	(90% of Base)	BASE	(108% of Base)	(116% of Base)	(124% of Base)	(132% of Base)

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Source: HUD Guidelines per State of Utah CDBG - FEB 2004

Note: For each household member in excess of eight, 8% of the four-person base should be added to the eight-person income limit, e.g. nine-person-family is 140% of Base (132% + 8%).

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